

LGAF GHANA
2011-2012
Land Governance Scorecard

			Score			
LLGI-Dim	Topic		A	B	C	D
Recognition of Rights						
1	I	Land tenure rights recognition (rural)				
1	Ii	Land tenure rights recognition (urban)				
1	iii	Rural group rights recognition				
1	iv	Urban group rights recognition in informal areas				
1	V	Opportunities for tenure individualization				
Enforcement of Rights						
2	I	Surveying/mapping and registration of claims on communal or indigenous land				
2	Ii	Registration of individually held properties in rural areas				
2	iii	Registration of individually held properties in urban areas				
2	iv	Women's rights are recognized in practice by the formal system (urban/rural)				
2	V	Condominium regime that provides for appropriate management of common property				
2	vi	Compensation due to land use changes				
Mechanisms for Recognition						
3	I	Use of non-documentary forms of evidence to recognize rights				
3	Ii	Formal recognition of long-term, unchallenged possession				
3	iii	First-time registration on demand is not restricted by inability to pay formal fees				
3	iv	First-time registration does not entail significant informal fees				
3	V	Formalization of residential housing is feasible and affordable				
3	vi	Efficient and transparent process to formally recognize long-term unchallenged possession				
Restrictions on Rights						
4	I	Restrictions regarding urban land use, ownership and transferability				
4	Ii	Restrictions regarding rural land use, ownership and transferability				
Clarity of Mandates						
5	I	Separation of institutional roles				
5	Ii	Institutional overlap				
5	iii	Administrative overlap				
5	iv	Information sharing				
Equity and Non-Discrimination						
6	I	Clear land policy developed in a participatory manner				
6	Ii	Meaningful incorporation of equity goals				
6	iii	Policy for implementation is costed, matched with the benefits and is adequately resourced				
6	iv	Regular and public reports indicating progress in policy implementation				
Transparency of Land Use						
7	I	In urban areas, land use plans and changes to these are based on public input				
7	Ii	In rural areas, land use plans and changes to these are based on public input				
7	iii	Public capture of benefits arising from changes in permitted land use				
7	iv	Speed of land use change				

Efficiency of Land Use Planning									
8	I	Process for planned urban development in the largest city							
8	Ii	Process for planned urban development in the 4 largest cities (exc. largest)							
8	iii	Ability of urban planning to cope with urban growth							
8	iv	Plot size adherence							
8	V	Use plans for specific land classes (forest, pastures etc) are in line with use							
Speed and Predictability									
9	I	Applications for building permits for residential dwellings are affordable and processed in a non-discretionary manner.							
9	Ii	Time required to obtain a building permit for a residential dwelling							
Transparency of Valuation									
10	I	Clear process of property valuation							
10	Ii	Public availability of valuation rolls							
Tax Collection Efficiency									
11	I	Exemptions from property taxes are justified							
11	Ii	Property holders liable to pay property tax are listed on the tax roll							
11	iii	Assessed property taxes are collected							
11	iv	Property taxes correspondence to costs of collection							
Identification of Public Land									
12	I	Public land ownership is justified and implemented at the appropriate level of government							
12	Ii	Complete recording of publicly held land							
12	iii	Assignment of management responsibility for public land							
12	iv	Resources available to comply with responsibilities							
12	V	Inventory of public land is accessible to the public							
12	vi	Key information on land concessions is accessible to the public.							
Incidence of Expropriation									
13	I	Transfer of expropriated land to private interests							
13	Ii	Speed of use of expropriated land							
Transparency of Procedures									
14	I	Compensation for expropriation of ownership							
14	Ii	Compensation for expropriation of all rights							
14	iii	Promptness of compensation							
14	iv	Independent and accessible avenues for appeal against expropriation							
14	V	Appealing expropriation is time-bounded							
Transparent Processes									
15	I	Openness of public land transactions							
15	Ii	Collection of payments for public leases							
15	iii	Modalities of lease or sale of public land							
Completeness of Registry									
16	I	Mapping of registry records							
16	Ii	Economically relevant private encumbrances							
16	iii	Economically relevant public restrictions or charges							
16	iv	Searchability of the registry (or organization with information on land rights)							
16	V	Accessibility of records in the registry (or organization with information on land rights)							
16	vi	Timely response to a request for access to records in the registry (or organization with information on land rights)							

Reliability of Records									
17	I	Focus on customer satisfaction in the registry							

17	Ii	Registry/ cadastre information is up-to-date						
Cost Effective and Sustainable								
18	I	Cost of registering a property transfer						
18	Ii	Financial sustainability of the registry						
18	iii	Capital investment						
Transparency								
19	I	Schedule of fees is available publicly						
19	Ii	Informal payments discouraged						
Assignment of Responsibility								
20	I	Accessibility of conflict resolution mechanisms						
20	Ii	Informal or community based dispute resolution						
20	iii	Forum shopping						
20	iv	Possibility of appeals						
Low Level of Pending Conflicts								
21	I	Conflict resolution in the formal legal system						
21	Ii	Speed of conflict resolution in the formal system						
21	iii	Long-standing conflicts (unresolved cases older than 5 year)						
Large Scale Acquisition of Land rights								
PLI	1	Most forest land is mapped and rights are registered						
PLI	2	Conflicts generated by land acquisition and how these are addressed						
PLI	3	Land use restrictions on rural land parcels can generally be identified.						
PLI	4	Public institutions in land acquisition operate in a clear and consistent manner.						
PLI	5	Incentives for investors are clear, transparent and consistent.						
PLI	6	Benefit sharing mechanisms for investments in agriculture						
PLI	7	There are direct and transparent negotiations between right holders and investors.						
PLI	8	Information required from investors to assess projects on public/community land.						
PLI	9	Information provided for cases of land acquisition on public/community land.						
PLI	10	Contractual provisions on benefits and risks sharing regarding acquisition of land						
PLI	11	Duration of procedure to obtain approval for a project						
PLI	12	Social requirements for large scale investments in agriculture						
PLI	13	Environmental requirements for large scale investments in agriculture						
PLI	14	Procedures for economically, environmentally, and socially beneficial investments.						
PLI	15	Compliance with safeguards related to investment in agriculture						
PLI	16	Procedures to complain if agricultural investors do not comply with requirements.						